MECKLENBURG AVENUE / 08015.6

GENERAL NOTES:

1. SITE DEVELOPMENT IS EXPECTED TO BE COMPLETED WITHIN 36 MONTHS FROM PRELIMINARY SUBDIVISION PLAN APPROVAL.
2. LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS. ALL STREETS TO BE BUILT IN CONFORMANCE WITH CHARLOTTE LAND DEVELOPMENT STANDARDS.
3. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
4. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE STREET CONNECTION.
5. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY THE CDOT.
6. CONTRACTOR WILL PROVIDE STREET SIGNS PER CLDS. 50.05 (9" SIGNS ONLY).
7. "AS BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, CARRYING 1.0 AC. OR LARGER DRAINAGE AREA, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
8. ALL DEBRIS FROM CLEARING OPERATIONS TO BE DISPOSED OF OFF SITE IN AN APPROVED DISPOSAL AREA.
9. ANY ON-SITE DEMOLITION LANDFILL REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATION. NO ON-SITE DEMOLITION BURIAL IS PROPOSED FOR THIS SITE.
10. ALL DRAINAGE FACILITIES, CURB CUTS, AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
11. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
12. THE FOLLOWING DETAILS SHALL BE USED FROM THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDS), LATEST EDITION.

10.17A	2'-6" CURB & GUTTER 2'-0" VALLEY GUTTER	10.33A	ACCESSIBLE RAMP STANDARD 2'-0" VALLEY GUTTER
10.17B			
10.22	CONCRETE SIDEWALK	10.33B	ACCESSIBLE RAMP SECTION 2'-0" VALLEY GUTTER
10.31A	ACCESSIBLE RAMP STANDARD 2'-6" CURB AND GUTTER	50.03	CONCRETE CONTROL MONUMENTS
		50.05A	STREET NAME SIGN
10.31B	ACCESSIBLE RAMP SECTION 2'-6" CURB GUTTER	50.06	STREET NAME SIGN LOCATIONS

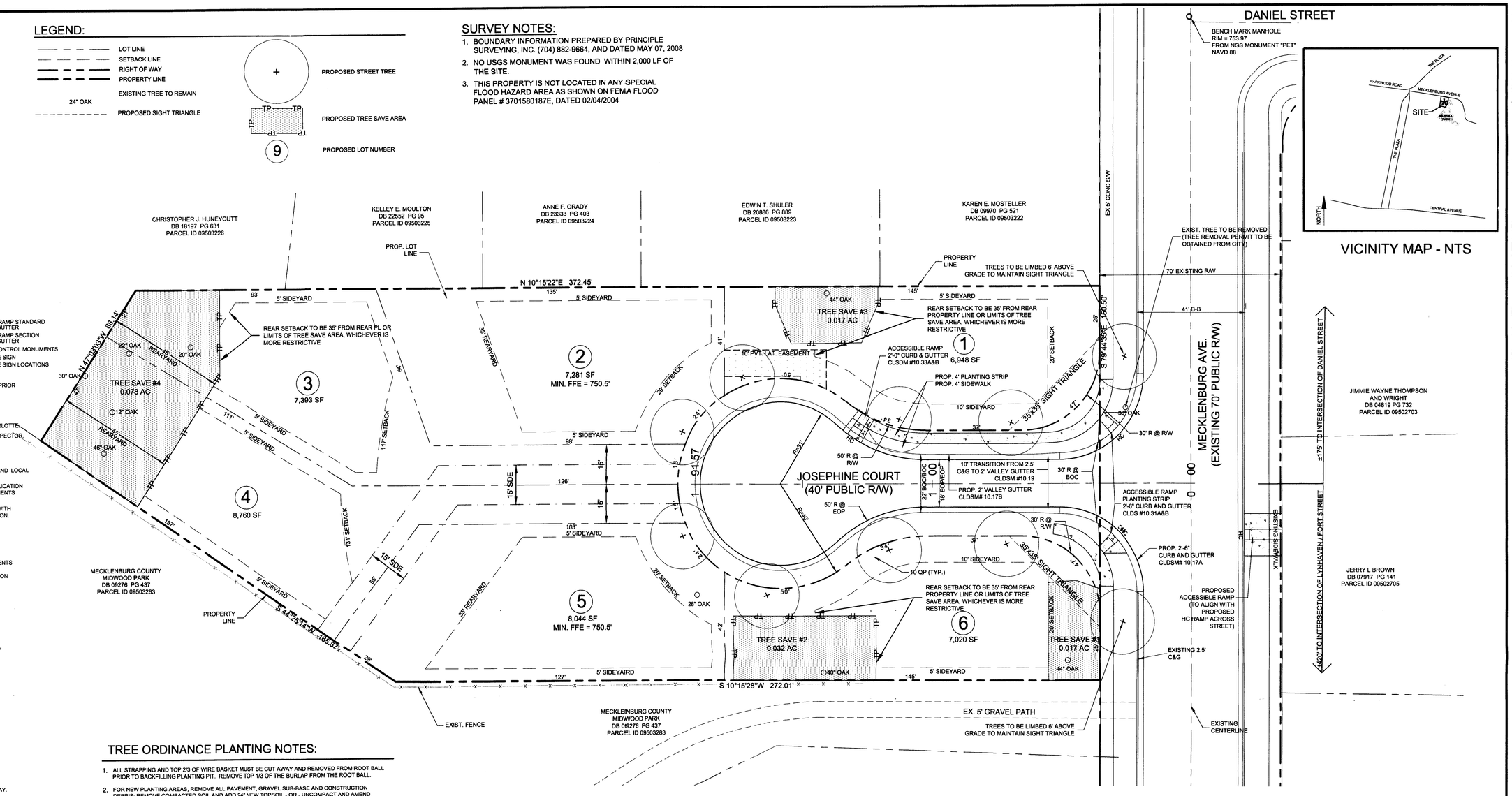
13. CHIEF SUBDIVISION INSPECTOR SHALL BE GIVEN 48 HOURS ADVANCE NOTICE PRIOR TO BEGINNING OF CONSTRUCTION.
14. IN ORDER TO ASSURE PROPER DRAINAGE, PROVIDE 0.50% MIN. GRADE ON ALL CURB & GUTTER.
15. ALL STORM DRAINAGE EASEMENTS SHOWN ON PLAN ARE PERMANENT STORM DRAINAGE EASEMENTS (SDE) TO BE MAINTAINED BY THE CITY OF CHARLOTTE.
16. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
17. ALL FILL PLACED ON BUILDING LOTS SHALL MEET NC STATE BUILDING CODE STANDARDS FOR 2,000 POUNDS PER SQUARE FOOT MINIMUM COMPACTION. MAXIMUM GRADED SLOPES = 2:1
18. CONCRETE MONUMENTS PER CLDS #50.03 ARE TO BE INSTALLED PER STATE AND LOCAL REQUIREMENTS
19. IN ROLLING AND HILLY TERRAIN, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
20. ALL ROAD IMPROVEMENTS AT MECKLENBURG AVENUE TO BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
21. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES.WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
22. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
23. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLYSHOWN ON THE ROADWAY IMPROVEMENT PLAN.
24. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, GUS JORDI (704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
25. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT OF WAY REQUIRE A RIGHT OF WAY ENCROACHMENT AGREEMENT (WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/ NORTH CAROLINA DEPARTMENT OF TRANSPORTATION) BEFORE INSTALLATION.
26. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
27. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION, FOR HEIGHTS 4' OR GREATER.
28. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT OF WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT OF WAY.
29. CONTRACTOR WILL BE REQUIRED TO OBTAIN A "RIGHT OF WAY USE" PERMIT FOR ALL WORK LESS THAN 30 DAYS IN DURATION WITHIN THE PUBLIC RIGHT OF WAY. A MINIMUM OF 5 DAYS ADVANCE NOTICE FOR A LANE CLOSURE AND 10 DAYS ADVANCED NOTICE FOR A ROAD CLOSURE MUST BE TRANSMITTED TO 703-336-440 VIA FAX, ATTENTION BOB STANLEY, INDICATING DATE, TIME, DURATION AND TRAFFIC CONTROLS. ANY OCCUPATION OF THE PUBLIC RIGHT OF WAY FOR A PERIOD OF TIME LONGER THAN 30 DAYS WILL REQUIRE LEASING OF THAT PORTION OF THE RIGHT OF WAY. CONTACT LINDA POISSANT AT 704-336-2582 FOR LEASING INFORMATION.
30. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE AT THE EXPENSE OF THE APPLICANT.
31. CURB AND GUTTER SHOWN ON PLANS ALONG MECKLENBURG AVENUE MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED ON FIELD CONDITIONS.
32. APPROXIMATE CONSTRUCTION START DATE : JUNE 2008
APPROXIMATE CONSTRUCTION END DATE: JUNE 2011

LEGEND:

- LOT LINE
- SETBACK LINE
- RIGHT OF WAY
- PROPERTY LINE
- EXISTING TREE TO REMAIN (24" OAK)
- PROPOSED SIGHT TRIANGLE
- PROPOSED STREET TREE
- PROPOSED TREE SAVE AREA
- PROPOSED LOT NUMBER

SURVEY NOTES:

1. BOUNDARY INFORMATION PREPARED BY PRINCIPLE SURVEYING, INC. (704) 882-9664, AND DATED MAY 07, 2008
2. NO USGS MONUMENT WAS FOUND WITHIN 2,000 LF OF THE SITE.
3. THIS PROPERTY IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD PANEL # 3701580187E, DATED 02/04/2004



TREE ORDINANCE PLANTING NOTES:

1. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM THE ROOT BALL.
2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL - OR - UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE).
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. CALL 704-336-4824 FOR AN INSPECTION OF TREE PLANTING AT LEAST 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
5. ALL TREES SHALL BE PLANTED PER CLDS 40.01 AND 40.02.
6. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES
7. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.

TREE LOCATION AND SELECTION NOTES:

1. ACTUAL STREET TREE LOCATIONS MAY VARY SLIGHTLY DEPENDING UPON DRIVEWAY LOCATIONS. CONTRACTOR SHALL VERIFY DESIRED TREE LOCATIONS WITH OWNER PRIOR TO INSTALLATION. STREET TREES SHALL TYPICALLY BE LOCATED WITHIN 10 FEET OF A SIDE LOT LINE.
2. PLANT LARGE MATURING TREES ON 40-50' SPACING WHEN OVERHEAD POWER LINES ARE NOT PRESENT, AND 40 FT SPACING WHEN ACROSS THE STREET FROM COMMERCIAL OR MULTI-FAMILY DEVELOPMENT.
3. PLANT SMALL MATURING TREES ON 30' SPACING ONLY WHEN OVERHEAD POWER LINES ARE PRESENT.
4. 75% OF NEW TREES MUST BE LARGE MATURING SHADE TREES FROM THE APPROVED SPECIES LIST.

PLANT LIST:

APPROVED TREES FOR TREE ORDINANCE STREET TREES
(SEE TREE LOCATION NOTE 2 ABOVE)

SYM.	QTY.	BOTANICAL NAME	COMMON NAME
QP	10	Quercus phellos	Willow Oak

NOTES:
1. OTHER SPECIES MAY BE USED FROM THE "APPROVED SPECIES LIST" IN THE CHARLOTTE TREE ORDINANCE, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
2. SEE SHEET L-4 FOR TYPICAL TREE PLANTING DETAIL.

TREE PROTECTION NOTES:

1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY IS ALLOWED IN THE TREE PROTECTION ZONE.
2. TREE PROTECTION FENCE IS TO BE LOCATED AROUND THE PERIMETER OF ALL TREE PROTECTION AREAS, UNLESS OTHERWISE NOTED ON THIS PLAN.
3. BEFORE GRADING CONSTRUCTION BEGINS, CALL 336-3660 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
4. LIMITED CLEARING OF UNDERBRUSH LESS THAN 2 INCHES IN DIAMETER MAY BE DONE WITH HAND HELD TOOLS WITHIN TREE PROTECTION AREAS, AT OWNER'S OPTION.
5. THE SITE HAS BEEN INSPECTED AND NO 'HERITAGE' TREES ARE PRESENT.
6. TREE PROTECTION FENCE/ BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
7. TREE PROTECTION FENCE/ BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/ CLEARING/ GRADING/ CONSTRUCTION AND NOT REMOVED UNTIL INSPECTION BY URBAN FORESTRY STAFF.
8. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/ MITIGATION.
9. ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE AND REMOVAL MUST BE APPROVED BY THE CITY ARBORIST (704) 336-4262.
10. CONTRACTOR TO SAVE ANY LARGE MATURE TREES NOT WITHIN ESTABLISHED TREESAVE AREA IF BUILDING PLACEMENT AND LOT GRADING ALLOW.

GENERAL DATA:

OWNER:	JAMES B. BEASLEY
ADDRESS:	1914 MECKLENBURG AVENUE CHARLOTTE, NC 28205
PHONE NUMBER:	704-370-6000
DESIGNER:	DPR ASSOCIATES INC.
ADDRESS:	420 HAWTHORNE LANE CHARLOTTE, NC 28204
PHONE NUMBER:	(704) 332-1204
CITY/COUNTY/ETJ:	CITY OF CHARLOTTE

DEVELOPMENT STANDARDS

R-5 STANDARDS

MIN. LOT SIZE:	6,000 S.F.
MIN. LOT WIDTH:	50 FT.
FRONT SETBACK:	20 FT.
SIDE YARD:	5 FT. INTERIOR, 5 FT. EXTERIOR
CORNER SETBACK:	10 FT.
REAR YARD:	35 FT.
MAX. BUILDING HEIGHT:	40 FT.

EXISTING SITE DATA

TAX PARCEL NO.:	095-032-21
TOTAL SITE AREA:	1.24 AC.
EXIST. ZONING:	R-5

DEVELOPMENT DATA

DEVELOP AS:	R-5
DENSITY ALLOWED:	5.0 UNITS PER AC.
LOTS ALLOWED:	6 LOTS
PROPOSED DENSITY:	4.8 UNITS PER AC.
PROPOSED # OF LOTS:	6 LOTS
TREE SAVE REQUIRED:	0.12 AC. (10% OF SITE)
TREE SAVE PROVIDED:	0.144 AC.
TREE SAVE #1	0.017 AC.
TREE SAVE #2	0.032 AC.
TREE SAVE #3	0.017 AC.
TREE SAVE #4	0.078 AC.
	0.144 AC.

MAX BUILDING COVERAGE

	AREA (SF)	MAX BLDG. AREA (SF)
LOT 1:	6,948	45% = 3,127
LOT 2:	7,281	45% = 3,276
LOT 3:	7,393	45% = 3,327
LOT 4:	8,760	40% = 3,504
LOT 5:	8,044	45% = 3,620
LOT 6:	7,020	45% = 3,159

SHEET SCHEDULE:

L-1 SITE, STREET PLANTING, AND TREE SAVE PLAN
L-2 GRADING AND EROSION CONTROL PLAN
L-3 INTERSECTION SIGHT DISTANCE AND ROAD PROFILE
L-4 DRAINAGE AREA PLAN AND DETAILS

This Plan Is A Final Design. NOT Released For Construction Unless Initialed & Dated As Approved:
APPROVED: _____ Initials
DATE: _____

BEFORE YOU DIG STOP CALL THE NC ONE-CALL CENTER AT 1-800-632-4949 IT'S THE LAW

APPROVED FOR CONSTRUCTION CMPC 10/31/2008

0 20 40 80

Project Manager	CG
Drawn By	DV
Checked By	MPB
Date	06.26.08
Project Number	08015.6

REVISIONS:

No.	Date	By	Description
1	09.23.08	MPB	Per City Reviewer Comments / Change from Hammerhead to Cul-de-Sac

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT C-32 DPR ASSOCIATES, INC.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1373 CRAIG A. GEORGE 9-24-25

DPR DESIGN·PLANNING·RESEARCH

DPR ASSOCIATES
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

SITE, STREET PLANTING, AND TREE SAVE PLAN

MECKLENBURG AVENUE

CHARLOTTE, NORTH CAROLINA
FOR
JAMES BEASLEY

Scale: 1" = 20'

Sheet Number
L-1
SHEET 1 OF 4 TOTAL

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